

Message Text

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FM AMEMBASSY MANILA

TO SECSTATE WASHDC 1037

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E.O. 11652: NA

TAGS: ABLD, RP

SUBJ: WAREHOUSE SITING - SEAFRONT COMPOUND

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(C) STATE 42308

1. IN INFORMAL DISCUSSIONS WITH STUART KNOOP HE SPECULATED ON PROJECTS FOR THE FUTURE ULTIMATE UTILIZATION SEAFRONT COMPOUND TO INCLUDE NEW MARINE GUARD QUARTERS, STAFF APARTMENT BUILDING, AND OTHER IMPROVEMENTS, AND USED THIS FOR BASIS CERTAIN SUGGESTIONS ON SITING IMMEDIATE CONSTRUCTION PROJECTS. WHILE EMBASSY IN AGREEMENT HIS CONCEPT OF MOST EFFECTIVE LONG-RANGE USE OF COMPOUND, IT KNOWS OF NO PLANS IN IMMEDIATE FUTURE TO DEVELOP COMPOUND TO THIS EXTENT AND MUST FOCUS ON IMMEDIATE NEEDS AND PROJECTED CONSTRUCTION FY-1977. THEREFORE, POST CANNOT AGREE TOTALLY WITH KNOOP RECOMMENDATIONS ON SITING TEMPORARY BUILDINGS FOR FOLLOWING REASONS:

A. DISCUSSIONS WITH KNOOP LED EMBASSY TO BELIEVE THE SITING OF TEMPORARY STRUCTURES AS PROPOSED BY EMBASSY TO BE ACCEPTABLE IN SHORT-TERM PLANNING, ALTHOUGH NOT IDEAL IN LONG-RANGE PLANNING. FURTHER, SITING ON EXISTING SLABS, I.E. OLD BUILDING 38 AND AUTOMOTIVE MAINTENANCE STALLS, WILL NOT DISRUPT ANY PLANS LOCATION LARGE PERMANENT FACILITY PROPOSED FY-1977. WHILE WE HAVE NOT RECEIVED KNOOP'S REPORT WE ARE IN AGREEMENT APPROPRIATENESS OF LOCATING FY-1977

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PROJECT IN EXTREME SOUTHEAST CORNER COMPOUND. BUILDING

WOULD EXTEND FROM CURRENT APO BUILDING (BUILDING 32) TO
END OF COMPOUND AT SHADY LANE. NOTHING IN EMBASSY
PROPOSAL WOULD CONFLICT WITH THIS CONSTRUCTION OR WOULD
RESULT IN DISRUPTION WAREHOUSING AND MAINTENANCE AT
TIME FY-77 PROJECT UNDERTAKEN.

B. BECAUSE OF APPROACH RAINY SEASON, INTOLERABLE
SITUATION OF INADEQUATE WAREHOUSE SPACE, AND ASSUMPTION
KNOOP CONCURRENCE, EMBASSY WAS OBLIGED BEGIN CONSTRUCTION
CINDERBLOCK BUILDING ON OLD WAREHOUSE 38 SLAB. EMBASSY
SOLICITED BIDS FROM FIVE COMPETENT AND REPUTABLE FIRMS
AND OBTAINED EXTREMELY FAVORABLE LOWEST QUOTATION FROM
KNOWN FIRM, KALAYAAN CONSTRUCTION COMPANY, ON PREMISE
WORK WOULD COMMENCE SOONEST TO AVOID PROBLEMS POSSIBLE
EARLY RAINY SEASON AND CONFLICT WITH OTHER KALAYAAN
CONSTRUCTION COMMITMENTS.

C. COMBINATION UNCERTAINTY DELIVERY PASCOE
BUILDINGS FROM VIETNAM AND EXTREMELY ATTRACTIVE BID
(COST OF 40 FT. X 180 FT. BUILDING, \$26,000,
CONSIDERABLY LESS THAN ORIGINAL ESTIMATE FROM TWO
MAJOR ARCHITECT/CONTRACTORS FOR 40 FT. X 90 FT.
BUILDING), PROMPTED DECISION BUILD HOLLOW BLOCK
WAREHOUSE 40 FT. X 180 FT. UTILIZING COMPLETELY EXISTING
SLAB FROM OLD WAREHOUSE 38. SLAB IS ENTIRELY ADEQUATE
WITH ONLY MINOR RESURFACING COSTS. SEAFRONT PLOT PLAN,
ARCHITECT'S DRAWINGS, AND STRUCTURAL ANALYSIS SUBMITTED
SEPARATELY BY OM.

D. MOST IMPORTANT, ERECTION HOLLOW BLOCK BUILDING
ON WAREHOUSE 38 SLAB PROVIDES CLOSELY INTEGRATED
PROCUREMENT/PROPERTY MANAGEMENT/MAINTENANCE ACTIVITIES
IN ADJACENT BUILDINGS, AND OBJECTIVE WE HAVE LONG
BEEN SEEKING. PROCUREMENT/SUPPLY UNIT RELOCATED LAST
FALL TO OCCUPY ONE-HALF DORMITORY BUILDING AND
BUILDING 36 (SHOWN ON OLD PLOT PLAN AS SNACK BAR),
BRINGING ALL SUPPLY AND PROCUREMENT OPERATIONS INTO
ONE CENTRAL LOCATION AS OPPOSED TO PREVIOUS SPLIT
BETWEEN CHANCERY AND SEAFRONT COMPOUNDS.

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2. EMBASSY BELIEVES IT IMPERATIVE TO COMPLETE
CONSTRUCTION HOLLOW BLOCK BUILDING ON OLD BUILDING 38
SITE, BUT WILL REVIEW LOCATION TEMPORARY PASCOE
BUILDINGS, WHICH FROM ALL INDICATIONS WILL BE MADE
AVAILABLE FROM VIETNAM IN NEAR FUTURE. REGARDLESS
OF SITING OF PASCOE BUILDINGS AS PROPOSED IN EMBASSY'S
ORIGINAL PLAN, OR AS RECOMMENDED BY KNOOP, THERE WILL
BE NO OBSTRUCTIONS TO OR FUTURE DISRUPTIONS FROM

THE FY-1977 CONSTRUCTION.

3. WILL PROVIDE LATER EMBASSY VIEWS ON LOCATION PASCOE BUILDINGS AND POSSIBLE ADDITIONAL COSTS WHICH APPEAR TO BE CONSIDERABLE IN DEVELOPING SITE IMMEDIATELY SOUTH EXISTING MARINE HOUSE.

4. WE HAVE BEEN IN TOUCH WITH ALLISON IN TOKYO WHO INDICATES HIS PROJECT PROCEEDING SPACE AND SUFFICIENTLY WELL TO PERMIT ABSENCE FOR BRIEF PERIOD. EMBASSY BELIEVES THREE TO FIVE DAY VISIT BY ALLISON WOULD BE OF GREAT ASSISTANCE IN TWO AREAS: (A) REVIEW OF PRELIMINARY SUBMISSION BY PA&E ON IMPROVED ELECTRICAL DISTRIBUTION IN CHANCERY, AND (B) CONSTRUCTION HOLLOW BLOCK BUILDING AND ESTABLISHMENT SITE FOR PASCOE BUILDINGS. ESTIMATED COST TRAVEL AND PER DIEM \$600 WOULD BE RELATIVELY INSIGNIFICANT TO VALUE WE COULD DERIVE FROM VISIT.

5. WOULD APPRECIATE FBO AUTHORIZATION ALLISON TRAVEL TO MANILA FOR PERIOD NOT TO EXCEED FIVE WORK DAYS.
SULLIVAN

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